099.0	0007	0004.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 650,000 / 650,000
					USE VALUE: 650,000 / 650,000
					ASSESSED: 650,000 / 650,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		YERXA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GAGE MICHAEL ROBERT
Owner 2:	DAS CHANDREYEE
Owner 3:	
Street 1:	53 YERXA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HALL DAVID N--ETAL -
Owner 2:	HALL VICTORIA E -
Street 1:	53 YERXA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,180 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Vinyl Exterior and 1636 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6180.000	226,200		423,800	650,000
Total Card	0.142	226,200		423,800	650,000
Total Parcel	0.142	226,200		423,800	650,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.31 | /Parcel: 397.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 64780

GIS Ref

GIS Ref

Insp Date 07/22/16

!8055!

PREVIOUS ASSESSMENT

Parcel ID 099.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	226,200	0	6,180.	423,800	650,000	650,000	Year End Roll	12/18/2019
2019	101	FV	194,500	0	6,180.	429,800	624,300	624,300	Year End Roll	1/3/2019
2018	101	FV	194,500	0	6,180.	320,900	515,400	515,400	Year End Roll	12/20/2017
2017	101	FV	194,500	0	6,180.	290,600	485,100	485,100	Year End Roll	1/3/2017
2016	101	FV	163,200	0	6,180.	278,500	441,700	441,700	Year End	1/4/2016
2015	101	FV	162,400	0	6,180.	236,100	398,500	398,500	Year End Roll	12/11/2014
2014	101	FV	162,400	0	6,180.	224,000	386,400	386,400	Year End Roll	12/16/2013
2013	101	FV	162,400	0	6,180.	213,100	375,500	375,500		12/13/2012

PRINT

Date	Time
12/10/20	22:38:40

LAST REV

Date	Time
09/06/16	11:19:06

apro

8055

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HALL DAVID N--E	50655-128		1/30/2008		385,000	No	No		
HALL DAVID --ET	22602-209		11/10/1992		1	No	No		A

USER DEFINED

Prior Id # 1:	64780
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/2016	304	Addition	70,400					addition, kitchen
7/26/2011	756	Manual	1,903					AIR SEALING/INSULA

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2016	Permit Visit	PT	Paul T
7/22/2016	Measured	PT	Paul T
7/22/2016	Info At Door	PT	Paul T
12/10/2008	Meas/Inspect	163	PATRIOT
10/19/1999	Meas/Inspect	256	PATRIOT
8/26/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6180		Sq. Ft.	Site		0	70.	0.98	5									423,779						423,800	

Total AC/HA: 0.14187 | Total SF/SM: 6180 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 423,779 | Spl Credit | Total: 423,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00000000
Adj $ / SQ:	128.250
Other Features:	80000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	277901
Depreciation:	51690
Depreciated Total:	226212

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 5 | BRs: 3 | Baths: 1 | HB 1

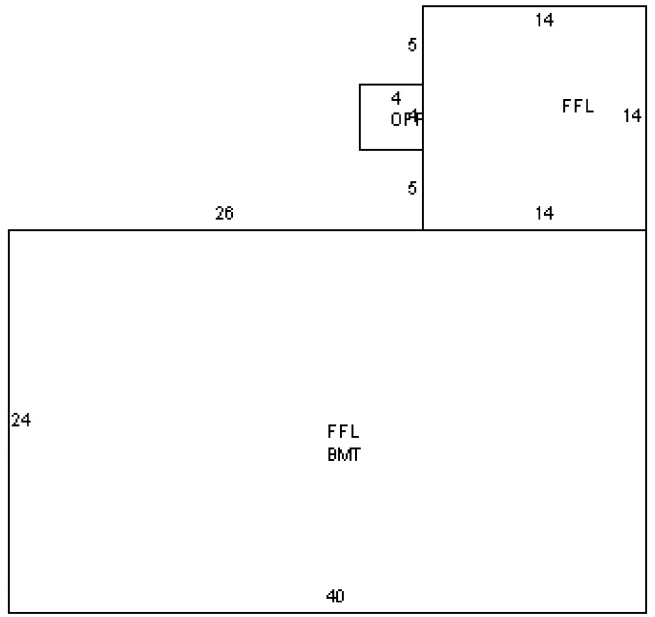
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,156	128.250	148,257
BMT	Basement	960	50.980	48,940
OFP	Open Porch	16	44.000	704
	Net Sketched Area:	2,132	Total:	197,901
Size Ad	1156	Gross Are	2132	FinArea 1636

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	128.25
Special Features:	0	Val/Su Net:	106.10
Final Total:	226200	Val/Su SzAd	195.67

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 099.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: